

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
TUESDAY - - MARCH 21, 2006 - - 7:30 P.M.

Mayor Johnson convened the Regular Meeting at 7:45 p.m. Councilmember deHaan led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.  
[Note: Councilmember Daysog arrived at 9:05 p.m.]

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(06-138) Presentation by Rear Admiral Kevin Eldridge, U.S. Coast Guard District 11, recognizing the City of Alameda for becoming a Coast Guard City.

Rear Admiral Kevin Eldridge gave a brief presentation, read a statement from the Commandant, and read and presented the proclamation.

Mayor Johnson presented Alameda flags to Rear Admiral Eldridge.

Barbara Price, Navy League, thanked everyone involved in the two-year process.

CONSENT CALENDAR

Councilmember deHaan noted the Fernside Boulevard pedestrian access improvements [paragraph no. 06-144] are a part of a phasing process; Lincoln Middle School improved a portion of the parking lot; additional improvements would take care of the front area of the school; the City would be requesting additional grants.

Councilmember deHaan moved approval of the Consent Calendar.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Daysog - 1.]

[Note: Recommendation to accept the work of Richard Heaps Electric [paragraph no. 06-143] was reopened and addressed at the end of the meeting.]

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(\*06-139) Minutes of the Special and Regular City Council Meetings held on March 7, 2006. Approved.

(\*06-140) Ratified bills in the amount of \$1,993,920.94.

(\*06-141) Recommendation to adopt Specifications and authorize Call for Bids for furnishings in the New Main Library. Accepted.

(\*06-142) Recommendation to release Request for Proposal for network equipment and services for the Alameda Free Library. Accepted.

(\*06-143) Recommendation to accept the work of Richard Heaps Electric, Inc. for the Pole-Mounted Radar Speed Display Signs Project, No. P.W. 06-05-05. Accepted.

Mayor Johnson requested staff to review areas for additional sign locations; stated the speed signs are a preventative measure.

The City Manager stated that the Public Works Department is working with the Police Department on some type of monitoring that would measure the signs' effectiveness.

Mayor Johnson inquired whether speeds could be monitored mechanically; inquired how much the signs cost.

Councilmember deHaan responded the costs are noted in the ledger.

Jon Spangler, Alameda, stated he hopes that more signs are installed; the pedestrian right-of-way enforcement works; more education is needed.

Mayor Johnson stated the area is safer if signs help to reduce speed.

(\*06-144) Recommendation to adopt Plans and Specifications and authorize Call for Bids for Fernside Boulevard pedestrian access improvements near Lincoln Middle School (Safe Routes to School), No. P.W. 11-02-15. Accepted.

(\*06-145) Recommendation to adopt Plans and Specifications and authorize Call for Bids for the Fiscal Year 2005-2006 repair of Portland Cement concrete sidewalk, curb, gutter, driveway and minor street patching, No. P. W. 03-06-06. Accepted.

(\*06-146) Recommendation to adopt Plans and Specifications and authorize Call for Bids for installation of rubberized sidewalks, No. P.W. 02-06-05. Accepted; and

(\*06-146A) Resolution No. 13935, "Authorizing Open Market Purchase Pursuant to Section 3-15 of the Alameda City Charter for Rubberized Sidewalks." Adopted.

#### REGULAR AGENDA ITEMS

(06-147) Ordinance No. 2947, "Amending the Alameda Municipal Code by Adding a New Subsection 30-5.7 (M) (Extensions of Roof Pitch and Roof Ridges) to Section 30-5.7 (Projections from Buildings and Roof Planes, Permitted Encroachments and Treatments of Minimum Required Yards) of Chapter XXX (Development Regulations), to Add a Process for Allowing Additions to Existing Dwellings with Nonconforming Height." Finally passed.

Councilmember deHaan moved final passage of the ordinance.

Councilmember Matarrese seconded the motion.

Under discussion, Councilmember Matarrese stated that the ordinance recognizes the work of the Task Force.

On the call for the question, the motion carried by unanimous voice vote - 4. [Absent: Councilmember Daysog - 1.]

(06-148) Public Hearing to consider Zoning Amendment R 05-0002 to add a Planned Development overlay to a property located within the R-4 (Neighborhood Residential) Zoning District and to consider Parcel Map, PM 06-0001, to allow the division of an existing 14,602 square foot residential lot into two parcels, each with an existing detached duplex. The project site is located at 1810 and 1812 Clinton Avenue;

(06-148A) Introduction of Ordinance Reclassifying and Rezoning Certain Property Within the City of Alameda by Amending Zoning Ordinance No. 1277, N.S., from R-4 (Neighborhood Residential) Zoning District to R-4-PD (Neighborhood Residential Planned Development) Zoning District for that Property Located at 1810 and 1812 Clinton Avenue. Introduced; and

(06-148B) Resolution No. 19336, "Approving Parcel Map PM 06-0001 to Allow the Division of a 14,602 Square Foot Parcel into Two Lots at 1810/1812 Clinton Avenue." Adopted.

Mayor Johnson opened the public portion of the hearing.

There being no speakers, Mayor Johnson closed the public portion of the hearing.

Vice Mayor Gilmore inquired why not all Parcel A parking spaces are contained on Parcel A, and why there was an easement.

The Supervising Planner responded the parking spaces are existing spaces; the line was drawn in order to meet the 5,000 square-foot lot size.

Vice Mayor Gilmore stated nothing appears to prevent the parking spaces from moving onto Parcel A; inquired why the parking spaces were not moved onto Parcel A.

The Supervising Planner responded she did not know; the project was not her project; she believes that the reason was because of existing parking.

Councilmember deHaan stated that a seawall appears to be at the backside of the parcel.

Vice Mayor Gilmore stated some room appears to be between the existing parking and the building; noted an easement would be needed for the driveway anyway.

Janice Graham, owner, stated open space was needed; two massive trees are on the property.

Councilmember Matarrese moved introduction of the ordinance and adoption of the resolution.

Vice Mayor Gilmore seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Daysog - 1.]

#### ORAL COMMUNICATIONS

None.

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Mayor Johnson called a recess at 8:01 p.m. to hold the Special Joint City Council and Community Improvement Commission meeting and reconvened the Regular Meeting at 10:57 p.m.

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#### COUNCIL COMMUNICATIONS

(06-149) Consideration of Mayor's nomination(s) for appointment to the Economic Development, Film and Housing Commissions.

Councilmember deHaan stated the vacated Economic Development Commission position would allow a person to serve a three and a half year term and then two more terms.

Mayor Johnson stated she would not want to appoint someone for a three and a half year term and then two four-year terms; stated some positions are covered by commission By-laws and some are set by the Charter.

Councilmember deHaan stated that he hopes the Council would have a chance to review the Film Commission applications and provide some recommendations.

Mayor Johnson stated that she would be happy to receive input from the Council; the City Clerk's office has all of the applications on file for review.

Councilmember Daysog noted that he has never missed a regular Tuesday night City Council Meeting.

Mayor Johnson congratulated Councilmember Daysog on an impressive attendance record.

Mayor Johnson nominated Arthur A. Autorino to the Economic Development Commission and Irene Balde to the Housing Commission; stated that the Film Commission nominations would be held over.

(06-150) Councilmember Matarrese requested that the next Library Project update or an Off Agenda Report address treatment to be used along the edge of the Library parking lot.

(06-151) Councilmember Matarrese requested a review of potential ride share locations at the Webster Street outbound tube; requested the review be accelerated due to Enterprise Landing [Catellus project]; stated ride share could be potential mitigation for anything [development] west of Webster Street; addressing the matter could include fixing flooding that occurs.

(06-152) Councilmember deHaan stated there has been increased criminal activity at the Alameda Town Centre; a police officer was sponsored two years ago; he would like to revisit the issue to ensure an orderly build out.

(06-153) Councilmember deHaan stated that the Alameda Town Centre Walgreen's would be open 24 hours; requested information on whether a permit was issued for the 24-hour operation.

(06-154) Councilmember deHaan stated that the sidewalk on the Park Street side of the Alameda Towne Centre was only three feet; five feet would be more appropriate.

(06-155) Councilmember deHaan stated that he attended AC Transit's hydrogen fuel cell demonstration on March 13; the bus has already been operating in Alameda.

Mayor Johnson noted that the bus seems to be very quiet.

(06-156) Mayor Johnson inquired whether anyone attended the AP&T electric partnership groundbreaking.

Councilmember deHaan responded that he attended; stated the environment would be impacted if the gas was not captured.

#### ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular Meeting at 11:15 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTE OF THE SPECIAL CITY COUNCIL MEETING  
TUESDAY- -MARCH 21, 2006- -5:30 P.M.

Mayor Johnson convened the Special Meeting at 5:40 p.m.

Roll Call - Present: Councilmembers Daysog, deHaan, Gilmore, Matarrese, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(06-135) Conference with Labor Negotiators; Agency Negotiators: Craig Jory and Human Resources Director; Employee Organization: Alameda City Employees Association, International Brotherhood of Electrical Workers, and Management and Confidential Employees Association.

Al Fortier, Journey Lineworker, Local 1245, stated he was concerned with the lack of progress made; negotiations have been going on since December 2004; one tentative agreement was reached and was rejected by the International Brotherhood of Electrical Workers (IBEW); two meetings have been held since January 26 for a total of four hours; strike sanction has been granted by the local union, the Alameda Central Labor Council and the International Office of IBEW; a table agreement would be in the best interest of the City and IBEW; requested that the Council give the City's negotiating team the direction necessary to provide an acceptable table agreement.

Gary Fenton, Journey Lineworker, Local 1245, stated he has been in the electrical trade for thirty years; IBEW is asking for a fair contract; IBEW's wages and medical benefits did not put the City in the current financial position.

(06-136) Conference with Property Negotiator; Property: Ballena Isle Marina; Negotiating parties: City of Alameda and Ballena Isle Marina LLP; Under negotiation: Price and terms.

(06-137) Public Employee Performance Evaluation; Title: City Attorney.

Following the Closed Session, the Special Meeting was reconvened and Mayor Johnson announced that regarding Conference with Labor Negotiators, the Council obtained briefing and gave instructions to labor negotiators; regarding Conference with Property Negotiator, the Council obtained briefing and gave instructions to real

property negotiator; regarding Public Employee Performance Evaluation, the Council discussed the City Attorney.

Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 7:30 p.m.

Respectfully submitted,

Lara Weisiger  
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.



MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND  
COMMUNITY IMPROVEMENT COMMISSION MEETING  
TUESDAY- -MARCH 21, 2006- -7:31 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 8:03 p.m.

ROLL CALL - Present: Councilmembers/Commissioners Daysog, deHaan, Gilmore, and Mayor/Chair Johnson - 5. [Note: Councilmember/Commissioner Daysog arrived at 9:05 p.m.]

Absent: None.

MINUTES

(06-157CC/06-009CIC) Minutes of the Special Joint City Council and Community Improvement Commission Meeting held on March 7, 2006. Approved.

Vice Mayor/Commissioner Gilmore moved approval of the minutes.

Councilmember/Commissioner deHaan seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember/Commissioner Daysog - 1.]

AGENDA ITEM

(06-158CC/06-010CIC) Recommendation to review Section 106 Findings and approve revised designs of the 350-space parking garage and Cineplex at the corner of Oak Street and Central Avenue within the C-C T Community Commercial Theater) zoning district;

(06-158A/CC) Resolution No. 13937, "Approving Amended Final Designs for Design Review DR05-0041 for the Proposed Cineplex at 2305 Central Avenue and DR05-0028 for the Proposed Parking Garage at 1416 Oak Street. Adopted;

(06-158B/CC) Recommendation to adopt Plans and Specifications and authorize Call for Bids for the Rehabilitation of the Historic Alameda Theatre; and

(06-158C/CC) Recommendation to adopt Conceptual Plans and Specifications and authorize Call for Bids for Design-Build of the Civic Center Parking Garage, CIP No. 90-19.

The Development Services Director provided a brief presentation.

The Architect gave a brief presentation.

The Development Services Director continued her presentation.

Vice Mayor/Commissioner Gilmore inquired whether the 15% contingency for the historic theater and the 9 and a half percent contingency for the parking structure are included in the budget, to which the Development Services Director responded in the affirmative.

Mayor/Chair Johnson opened the public portion of the meeting.

Proponents (In favor of staff recommendations): Pauline Kelley, Alameda; Kavis Brownson, Alameda (submitted petition); Harvey Brook, Park Street Business Association (PSBA); Barbara Mooney, Alameda; Lars Hansson, PSBA; Mary Amen, PSBA; Harry Dahlberg, Economic Development Commission; Ed Clark, West Alameda Business Association; Debbie George, Alameda; Marilyn Ezzy Ashcraft, Alameda; Melody Marr, Alameda Chamber of Commerce (read list of 11 names); Robb Ratto, PSBA (submitted comments); Walt Jacobs, Alameda Chamber of Commerce; Charles Carlise; Alameda; Norma Payton Henning, Alameda.

Opponents (Not in favor of staff recommendations): Joe Maylor, Alameda (submitted comments); Susan Battaglia, Alameda; Deborah Overfield, Alameda; Valerie Ruma, Alameda (submitted comments); Ani Dimusheva, Alameda; Scott Brady, Alameda; Nancy Hird, Alameda; Denise Brady, Alameda Architectural Preservation Society; Robert Gavrich, Alameda; Michael Kelly, Alameda; Eric Scheuermann, Alameda; Irene Dieter, Alameda; Vern Marsh, Alameda; Anders Lee, Alameda (submitted comments); David Kirwin, Oakland (submitted comments); Rosemary McNally, Alameda; Paula Rainey, Alameda; Jon Spangler, Alameda; Patricia Gannon, Alameda; Kevin Frederick, Alameda.

There being no further speakers, Mayor/Chair Johnson closed the public portion of the meeting.

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Mayor/Chair Johnson called a recess at 9:37 p.m. and reconvened the Special Joint Meeting at 9:43 p.m.

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The Development Services Director provided a brief presentation in response to public comments.

Councilmember/Commissioner Matarrese requested clarification on the General Plan requirement for a Civic Center specific plan; inquired whether a scale model could be produced.

The Development Services Director responded that a number of printed articles have suggested that the City has not responded to the General Plan requirement for a Civic Center specific plan; stated the Planning Board extensively discussed the matter.

The Supervising Planner stated the General Plan had a policy for a specific Civic Center plan; the General Plan was adopted in 1991 to in vogue specific plans which have associated financing mechanisms; the Civic Center plan was not mandatory.

The Development Services Director stated that the General Plan also has a number of great ideas such as building affordable housing and buying Estuary Park; a prioritization process goes along with the General Plan; stated a massing model was done initially to address size and scale; a model would cost between \$16,000 to \$18,000; a model would take four to six months to prepare; the budget has escalated 3% since November 2004.

Councilmember/Commissioner deHaan inquired whether four to six months was a reasonable amount of time to prepare a model.

The Development Services Director responded a site and building model would take about four to six months; stated a survey would be needed; an expanded area model would take two to three times more.

Councilmember/Commissioner deHaan inquired what was the date of the marketing study.

The Development Services Director responded all decisions have been based upon the economic analyses completed within the last year.

Councilmember/Commissioner deHaan stated discussions have suggested that the market has changed.

The Development Services Director stated updates have been made regarding the competition; the Jack London Cinema is at capacity.

Councilmember/Commissioner deHaan stated he understood that the marketing study and subsequent economic development profile indicated that Oakland was considering adding more screens; he was not sure whether the marketing study addressed the issue.

The Development Services Director responded the marketing study did not set numbers for Jack London or speculate what additional screens would do to the market; Oakland's expansion was undetermined.

Councilmember/Commissioner deHaan stated expansion was iffy at best.

The Development Services Director stated Alameda has a very close, local market that would continue to draw patrons because of convenience and appeal; the business district and Alameda Theater are catalytic and create a draw.

Councilmember/Commissioner deHaan stated the community looks forward to having movies in Alameda; the Jack London area is not the best environment; stated the 20-inch overhand had been a concern; inquired how the 20-inch overhand was corrected.

The Development Services Director responded five inches were gained because the owner was able to utilize different speakers with different dimensions; additional inches were captured throughout the theater.

Councilmember/Commissioner deHaan stated that it appeared that inches were captured in the stair structure.

The Development Services Director concurred with Councilmember/Commissioner deHaan.

Councilmember/Commissioner Daysog stated most of the computer-assisted drawings were taken from a certain distance; inquired whether scale drawings could be provided from an up-close, upward angle.

Vice Mayor/Commissioner Gilmore thanked everyone for continuing to come out to support their position; discussions have been decisive and helpful; the historic theater closed over twenty years ago; restoring the theater was intimately tied to going to a theater in Alameda; changes in the theater industry have been discussed; a USA Today article noted that theater owners are not worried about which way the industry would go; preserving the historic theater does not make sense if there was a possibility that the theater industry would not be successful in the future; discussions have addressed single screens not being economically feasible because of maintenance and operation costs; 80% of ticket revenue goes to the studios when a film initially comes out; the percentage is higher with certain blockbusters; theater operators do not make a lot of money from ticket sales in the first couple of weeks that the movies are out; more screens are needed to rotate movies around; questioned saving the theater if the historic fabric is not preserved and the theater industry is not viable; movies have not

been shown at the historic theater for over twenty years; the marketplace has not created an economical reuse of the historic theater; the building is beautiful and should be saved; she would not vote to save the theater at any price; she is concerned with how costs have escalated.

Councilmember/Commissioner deHaan stated a quantum step has been made in the design; concerns have been expressed regarding the Oak Street traffic elements; stated two incoming lanes should be reviewed; roll-up doors are on the Oak Street side adjacent to the parking structure; he would like to review alternatives; commended the Historical Advisory Board and Architectural Preservation Society for working to make the design better; input has resulted in a majority of the architectural changes but does not mean that the mass and sizing were proper or acceptable; pricing is a concern.

Vice Mayor/Commissioner Gilmore inquired what happens if the bids are too high.

The Development Services Director responded all bids could be rejected; precautions have been made to pre-qualify bidders.

Vice Mayor/Commissioner Gilmore stated value engineering was performed on the Library project; inquired whether value engineering could be done on the theater project.

The Development Services Director responded the historic theater has been value engineered; \$1.8 million would be financed by the developer for the Furniture Fixtures and Equipment; a larger contingency [15%] was carried because historic renovations tend to have surprises; the contingency could be lowered when construction estimates are complete; value engineering would involve the most historically significant features to be restored; 70% of the hard construction budget is in systems.

Mayor/Chair Johnson inquired what was the current cost for the historic theater, to which the Development Services Director responded \$12.849 million.

Councilmember/Commissioner Matarrese stated the staff recommendation has three elements: 1) Review of the Section 106 findings, 2) adoption of a resolution [final design], and 3) adoption of plans and specifications for bidding out the historic theater and parking structure; general consensus was that the current design is much better than before and is a credit to the architect and individuals who provided comments; the bidding

process would provide the key on whether or not to save the historic theater at any cost; starting now is critical; he would like to see the project go out to bid; another evaluation would be necessary once the bid results are received; he does not believe the size would affect the character of the City because the people are the character; Park Street has blossomed by bringing in Starbuck's Coffee and Peet's Coffee; stated he was ready to move forward.

The Development Services Director clarified that the previously mentioned \$12.849 million figure [for the historic theater] includes acquisition, relocation and contingencies; the rehabilitation is estimated at \$7.3 million.

Councilmember/Commissioner Daysog stated that tonight's meeting addressees design and the bidding process; the financial aspects of the project continue to trouble him; Alameda will collect 30 to 40 cents per-square foot on the historic theater, which is substantially below the \$1.50 per-square foot market rate for new theater space; he remains convinced that the City should be collecting a rent significantly north of 40 cents per-square foot and somewhere south of \$1.50 per-square foot to ensure that the project is financially beneficial to both the City and the developer; the difference between 40 cents per-square foot and \$1.50 per-square foot may seem trivial but equates to millions of dollars that Alameda would be losing over many years; rehabilitation costs have increased by 30% with strong prospects of increased costs once rehabilitation commences; the City should be collecting a rent commensurate with the project risks; the need for a better deal with the developer is underscored by the fact that both a consultant and City staff agreed that local residents would buy movie tickets in droves; the Central Cinema proves the demand analysis to be correct; both the developer and the City should be sharing in the anticipated strong demand for movie tickets and concessions; the historic downtown area should be revived by refurbishing the old theater within the dictates of financial prudence and reason.

Mayor/Chair Johnson requested clarification on the rental rate for the historic theater.

The Development Services Director responded that the historic theater differs from new theater space; the overhead, maintenance, and lease requirements are quite extraordinary; the lease requirements for maintenance are very strict; the Grand Lake Theater's rent structure is almost identical to Alameda's with the exception of retail rent; the historic theater retail space would

be maintained by the City under the ground lease and the City would receive all of the rental income; the Grand Lake Theater had all improvements and investments made years ago; the City has a healthy box office/concession profit participation starting at 17% above a performance measure once the developer reaches a certain return; profit participation is through the life of the project; the community should not be responsible for the long-term maintenance.

Councilmember/Commissioner Daysog stated the information is very helpful, but the fact remains that there is a huge spread between 40 cents per-square foot and the market rate; the City should collect 60 to 80 cents per-square foot; the developer would still receive a substantial, below market rent; he believes 40 cents per-square foot is significantly south of where the City should be.

Councilmember/Commissioner deHaan stated parking was the most important issue in the Downtown Vision Plan; the theater was considered a nicety but not a necessity; two redevelopment areas were merged to develop a funding stream; approximately \$26 million was left from the \$47 million after pay offs; the majority of the money was spent on Park Street; approximately \$1.2 million was spent in the Webster Street area; the majority of revenue came from Marina Village; alternative sites were considered to gain additional parking; the parking analysis indicates a shortage of 19 spaces during peak times; the theater uses the vast majority of the parking capacity; parking spaces have been lost with the street renovation; parking spaces were bought out with the Knowles project; the proposed parking structure was initially was six levels; seven levels were needed because of the setback; the seventh level is not serviced by the staircase or elevators; the new parking is not 350 spaces because there was existing parking at the Video Maniacs; 280 additional spaces would cost approximately \$40,000 per parking space; if all parking spaces are counted, the amount gets down to about \$32,000 per space; studies indicate a range from \$15,000 to \$17,000 per space; today's costs are close to \$20,000; a larger construction cost is created by building vertically; the City would pay \$3.8 million for the staircase, escalator, and elevators because seven screens require two stories; a seven or nine screen theater could be built at the old Video Maniacs site and a parking structure could be built elsewhere if the building was single story; he is concerned with the extra \$4 million from the bonds; the theater is not a complete restoration; the lobby would be beautiful; the balcony probably would not be completed because of constraints; he has concerns that heavy traffic would be brought to Oak Street; a study was conducted for 11:00 p.m. to 1:00 a.m. Saturday traffic while the peak hours start at 8:30 p.m.; project costs are now estimated to be \$28

million; the \$7 million HUD loan was not anticipated when the project began; alternate parking space locations are available which would enable more screens if necessary; the US Bank site would provide 350 parking spaces; he has major financial concerns.

The Development Services Director stated the City floated a \$46.5 million bond with a net of \$40 million; \$13 million was to repay Marina Village for the investment made in infrastructure; \$2.2 million was to repay a loan from the West End project; approximately \$4 million of the Streetscape Project was uncommitted; projects identified for the Bond money included the Alameda Theater, Bridgeside Shopping Center, and parking structure; \$7.5 million was for the Alameda Theater and \$10.3 million was for the parking structure; the 2002 parking study assumed that the average space would cost approximately \$18,000 per parking stall; the cost did not include relocation, demolition, or property acquisition; current per space construction costs are \$23,700; the \$32,000 cost per space includes acquisition, relocation, design, etc.; Watsonville just finished a 460 parking space garage which was bid at \$20,600 per space eighteen months ago; concrete costs have accelerated; Santa Rosa recently bid a parking garage at \$30,000 per stall for construction; the elevator requirements of the new theater serve the historic theater also; an elevator is required for a public assembly facility; the previously proposed parking structure included parking on the top deck; each level has increased in height to accommodate equipment and air space needs; a \$3 million grant was submitted to the State under Proposition 30 about a month and a half ago for additional historic theater preservation activity.

Mayor/Chair Johnson stated real costs would not be know until construction bids are received; the City experienced bids coming in over budget for the New Library; the Webster Street project was overbid and the bids were rejected; concurred with Vice Mayor/Commissioner Gilmore regarding not restoring the theater at any cost; the theater has been rotting for 25 years since a 1981 vote to save the theater; theater preservation and restoration may not be important to everyone; the majority of the community finds restoring the theater important; attempts to save the theater have failed in the past; opportunities are coming to an end; the roller rink significantly damaged the property; she does not want the theater to have five screens; the theater should not be restored if the integrity is destroyed; another project would not go forward if the current project was unsuccessful; the current design was significantly different than the past; urged moving forward with the project.



Councilmember/Commission Matarrese moved approval of the staff recommendations and adoption of the resolution.

Vice Mayor/Commissioner Gilmore seconded the motion, which carried by the following voice vote: Ayes: Councilmembers/Commissioners Gilmore, Matarrese, and Mayor/Chair Johnson - 3. Noes: Councilmembers/Commissioners Daysog and deHaan - 2.

Councilmember/Commissioner Matarrese requested staff to review the possibility of having the U.C. Berkeley Architecture School build a model.

Mayor/Chair Johnson stated not holding up the project was important.

#### ADJOURNMENT

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 10:57 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk  
Secretary, Community Improvement  
Commission

The agenda for this meeting was posted in accordance with the Brown Act.